

ITEM#: ORD 08-53  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-20-2008 – Peoples Subdivision – Amending lots 33-35 Hawarden Heights No. 2 Subdivision

**SYNOPSIS:**

Applicant: John Peoples  
Proposal: Final Plat Approval  
Location: 3341 West 4100 South  
Zoning: R-2-6.5 Zone

**BACKGROUND:**

Mr. John Peoples, is requesting final plat approval for the Peoples Subdivision. The proposed subdivision will divide and amend lots 33-35 of the Hawarden Heights No. 2 Subdivision.

Mr. Peoples is proposing to divide three existing duplexes into individual lots.. This type of request is typically handled by a lot split application. Section 7-2-126 of the City Code allows for the division of a two family dwelling without doing a formal plat. However, because the duplexes were constructed on formally platted lots in the Hawarden Heights No. 2 Subdivision, a plat amendment is needed.

The existing duplexes are located on lots approximately 7,100 square feet in size. Because the duplexes are set to one side of the lot, frontage and area requirements could not be met for this application. As a result of these standards, the applicant petitioned the West Valley City Board of Adjustment regarding frontage and area variances. The Board granted approvals for both the frontage and area requirements making the subdivision possible.

Access to each duplex will be gained from 4100 South. Dedication along 4100 South and all public improvements exist including curb, gutter, and sidewalk. Existing drive approaches are in place for all units. A notation will need to be placed on the plat identifying these areas as shared access easements to be maintained in common by the appropriate unit numbers.

Although not required by ordinance, the applicant intends to improve these structures in order to sell them. Improvements to the landscaping, and interiors will be made as well as cosmetic improvements to the exteriors. The owner hopes that once units sell, people will take pride in ownership and maintain the property better than previous owners.

Dividing a duplex with a property line is not necessarily unique to the City, but does involve some building modifications. The applicant is required to separate each unit with a fire wall and will need to coordinate water and sewer services for separate units with Granger Hunter Improvement District.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager